

Board of Adjustment



Agenda (REVISED)

DANETTE SCHEPERS- Chair	
GREG HITCHENS	WADE SWANSON
TYLER STRADLING	CHAD CLUFF
TRENT MONTAGUE- Vice Chair	MARK FREEMAN

**January 14, 2014
City Council Chambers- Lower Level
57 East First Street**

4:30 p.m. STUDY SESSION

- A. Zoning Administrator's Report
 - i. Authority & Responsibilities of the Board
 - ii. Code Amendments scheduled for Council action
 - iii. *Ex parte* contact
- B. Discussion of items listed on the Public Hearing Agenda

5:30 p.m. PUBLIC HEARING – THE BOARD WILL CONSIDER AND TAKE ACTION ON THE FOLLOWING ITEMS:

- A. MINUTES FROM THE DECEMBER 11, 2013 MEETING.
- B. PROPOSED MODIFICATIONS TO THE RULES OF PROCEDURE (BY LAWS) FOR THE BOARD OF ADJUSTMENT
- C. CONSENT AGENDA: Items listed with an asterisk (*), below, will be added to the Consent Agenda. All items on the Consent Agenda will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Board member or a citizen so requests. If a request is made, the item will be removed from Consent Agenda and considered as a separate item following adoption of the Consent Agenda.
- D. THE FOLLOWING CASES (PUBLIC HEARING):

- *1. BA13-045 960 North Riverview (District 1) – Requesting a Special Use Permit to allow a wireless communication facility to exceed the maximum height allowed in the PS-PAD zoning district. (PLN2013-00392) (Continued from the September 10, 2013 hearing)

Staff Planner: Angelica Guevara

Staff Recommendation: Continuance to the February 11, 2014 hearing.

- *2. BA13-064 7303 East Main Street (District 5) – Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the expansion of an existing group commercial development in the LC zoning district. (PLN2013-00512)

Staff Planner: Kaelee Wilson

Staff Recommendation: Continuance until the February 11, 2014 Board hearing

3. BA13-068 400 block of North Pasadena (both sides) and 400 block of North Hibbert (both sides) (District 4) – Take action on a reconsideration of the denial of case BA13-068 involving from the December 10, 2013 meeting, involving a request for a Substantial Conformance Improvement Permit (SCIP) to allow the redevelopment of an existing multi-residence development in the RM-4 and DR-3 zoning districts. (PLN2013-00588)

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

- *4. BA14-001 1051 North Dobson Road (District 1) – Requesting a Special Use Permit to modify a Comprehensive Sign Plan in the LC and GC-PAD zoning districts. (PLN2013-00605)

Staff Planner: Mia Lozano-Helland

Staff Recommendation: Approval with Conditions

- *5. BA14-002 159 South Power Road (District 5) – Requesting a Special Use Permit for an Assisted Living Facility in the OC zoning district. (PLN2013-00607)

Staff Planner: Mia Lozano-Helland

Staff Recommendation: Approval with Conditions

- *6. BA14-003 6553 East Baywood Avenue and 6550 East Broadway Road (District 2) – Requesting a Special Use Permit for a Comprehensive Sign Plan in the RM-4 zoning district. (PLN2013-00614)

Staff Planner: Angelica Guevara

Staff Recommendation: Approval with Conditions

OTHER BUSINESS:

E. ITEMS FROM CITIZENS PRESENT.